

COMMISSIONERS ORDINANCE NO. O-2014-003

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF
THE CITY OF NEWPORT, KENTUCKY, PURSUANT TO
CHAPTER 153 OF THE CODE OF ORDINANCES, AMENDING
SECTION 9.32 C. 1. b. OF THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF NEWPORT, KENTUCKY CONCERNING
PERMITTED NON-RESIDENTIAL USES IN THE TRANSITIONAL
ZONE (TZD)**

BE IT ORDAINED BY THE CITY OF NEWPORT, KENTUCKY:

WHEREAS, the City of Newport, Kentucky Planning and Zoning Commission, upon application for a text amendment to permit eco-green manufacturing as a non-residential use within the Transitional Zone (TZD), held a public hearing upon such request after giving notice as required by KRS Chapter 424, on January 28, 2014 (Hearing # PZ-14-01); and,

WHEREAS, the City of Newport, Kentucky Planning and Zoning Commission during the public hearing unanimously approved the request and made recommendation to the Board of Commissioners of the City of Newport, Kentucky to approve the requested text amendment; and,

WHEREAS, with the Board of Commissioners of the City of Newport, Kentucky having accepted the recommendation of the City of Newport, Kentucky Planning and Zoning Commission at a duly held meeting,

NOW, THEREFORE, Section 9.32 C. 1. b. of the Official Zoning Ordinance of the City of Newport, Kentucky shall be and is hereby amended to reflect the same, and shall read as follows:

SECTION I

SECTION 9.32 TRANSITION ZONE REGULATIONS (TZD)

C. GENERAL

1. **PERMITTED USES:** All uses within a TZD are determined by the provisions of this section and the approved plan of the project concerned.

b. **Commercial, Service, Other Non-Residential Uses:** Commercial, R&D and other non-residential uses may be included in a TZD subject to

approval by the Planning and Zoning Commission. Such uses, their locations, and commercial area designs shall be compatible with the residential use. This section encourages a mixture of residential support uses to improve economic development of the TZD, specifically, and to the community, in general. Commercial, business, ~~or~~ R&D or eco-green manufacturing uses shall be reviewed by the Planning Commission to determine the following

(1) That the uses permitted are necessary or desirable and are appropriate with respect to the purposes of this TZD section.

(2) That the uses are not of such nature or so located as to exercise a detrimental influence on the TZD nor on the surrounding neighborhood.

(3) That the areas and uses are planned as an integral part of the TZD.

(4) That the uses are located and so designed as to provide direct access to a collector or an arterial street without creating traffic, congestion or hazard.

SECTION II

That this Ordinance shall be signed by the Mayor and attested to by the City Clerk, recorded, published, and effective upon publication.

PASSED: First reading February 24, 2014

PASSED: Second reading March 24, 2014

Jerry R. Peluso, Mayor

ATTEST:

Amy B. Able, City Clerk

PUBLISHED: In summary in the Campbell County Recorder the 3rd of April, 2014.